

043.0

Map

0001

Block

0008.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 908,700 /

USE VALUE: 908,700 /

ASSESSed: 908,700 /

Total Card /

Total Parcel

908,700

908,700

908,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-43	PHILIPS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DONDERO JOHN R

Owner 2: LIFE ESTATE

Owner 3:

Street 1: 43 PHILIPS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02474

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5043.000	446,600	5,100	457,000	908,700
Total Card	0.116	446,600	5,100	457,000	908,700
Total Parcel	0.116	446,600	5,100	457,000	908,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	365.82	/Parcel:	365.8

Legal Description

User Acct

29882

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

043.0-0001-0008.A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	446,800	5100	5,043.	457,000	908,900	908,900	Year End Roll	12/18/2019
2019	104	FV	346,900	5100	5,043.	485,600	837,600	837,600	Year End Roll	1/3/2019
2018	104	FV	346,900	5100	5,043.	354,200	706,200	706,200	Year End Roll	12/20/2017
2017	104	FV	325,100	5100	5,043.	308,500	638,700	638,700	Year End Roll	1/3/2017
2016	104	FV	325,100	5100	5,043.	262,800	593,000	593,000	Year End	1/4/2016
2015	104	FV	289,200	5100	5,043.	257,100	551,400	551,400	Year End Roll	12/11/2014
2014	104	FV	289,200	5100	5,043.	211,400	505,700	505,700	Year End Roll	12/16/2013
2013	104	FV	301,100	5100	5,043.	201,100	507,300	507,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONDERO DOROTHY	48885-543		1/24/2007	Family		1	No	No	
DONDERO DOROTHY	41437-294		11/17/2003	Family		1	No	No	
	9441-447		1/1/1901	Family			No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2014	451	Window/S	52,235					
10/18/2006	891	Re-Roof	2,000					
3/10/1995	98	Manual	3,300				ROOF	
8/11/1994	410	Manual	2,200				REPAIR PORCHES	

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	CC	Chris C
6/18/2014	External Ins	PC	PHIL C
1/6/2009	Meas/Inspect	345	PATRIOT
3/2/2000	Mailer Sent		
3/1/2000	Measured	268	PATRIOT
11/1/1981		MM	Mary M

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5043		Sq. Ft.	Site		0	80.	1.13	1									457,033						457,000	

Total AC/HA: 0.11577

Total SF/SM: 5043

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 457,033

Spl Credit

Total: 457,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

043.0

Map

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Block

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Lot

1 of 1

Residential

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St/Prov: MA

Cntry:

Own Occ: Y

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Type:

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User Acct

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GIS Ref

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Land Unit Type:

Parcel ID

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2018	104	FV	346,900	5100	5,043.	354,200	706,200	706,200	Year End Roll	12/20/2017
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2016	104	FV	325,100	5100	5,043.	262,800	593,000	593,000	Year End	1/4/2016
2015	104	FV	289,200	5100	5,043.	257,100	551,400	551,400	Year End Roll	12/11/2014
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TAX DISTRICT

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Flood Haz:						
D				Topo	1	Level
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Total SF/SM: 5043

Parcel LUC: 104

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